



Park Lane

cherrywood





building with integrity

We value now
more than ever,
open spaces in
our community.

Michael Hynes
EVARA





four key principles guide
our *vision for better homes.*





Homes for the Future

As part of Cherrywood Village, Park Lane adheres to Evara's four principles of modern and sustainable home building: Community, Connectivity, Environment and Future Homes. Park Lane is a fantastic opportunity for modern homeowners to enjoy a new way of life in a convenient and attractive location.



The Vision

Discover a fresh, sustainable and modern lifestyle at Park Lane by Evara. The latest addition to Dublin's newest and most exciting new village in Cherrywood, South Dublin.

Located in an area steeped in history and heritage, Cherrywood Village is a meticulously planned new neighbourhood firmly rooted in the local landscape. The area's significant history has been blended with the needs of modern communities to create a harmonious link between the past and the present, a new chapter in the story of this beautiful area.

Residents can enjoy being surrounded by tangible reminders of the area's heritage, with national monuments such as Tully Church and Tully Cross, dating from 8th-11th centuries, carefully preserved and celebrated within the new facilities of the neighbourhood.





Park Lane

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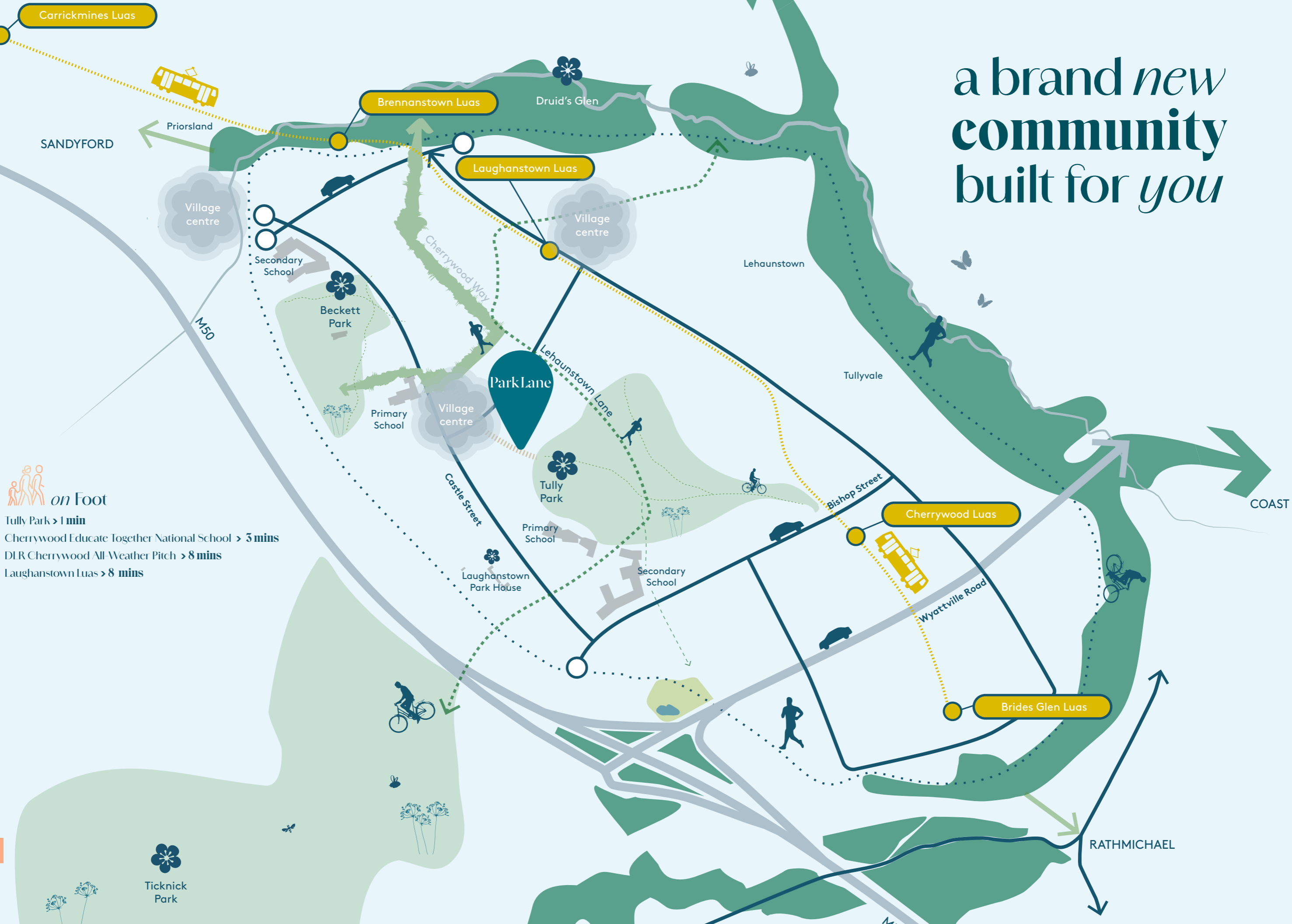


In June 2025 the L14 Bus Route extended to Cherrywood via Shankill and now serves Southern Cross, Bray, Shankill, Loughlinstown, Laughanstown, and Cherrywood – linking the DART in Bray to the Green Luas Line in Cherrywood.



Park Lane

a brand *new* community built for *you*



on Foot

- Tully Park > 1 min
- Cherrywood Educate Together National School > 3 mins
- DLR Cherrywood All-Weather Pitch > 8 mins
- Laughanstown Luas > 8 mins



Space for the *whole* Family



Park Lane

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Site Plan

- **The Sugar Loaf A**
3 Bedroom Mid / End Terrace Duplex
From 107 sqm / 1,150 sqft
- **The Sugar Loaf B**
3 Bedroom Mid / End Terrace Duplex
From 113 sqm / 1,213 sqft
- **The Seefin A**
3 Bedroom Mid / End Terrace Duplex
From 107 sqm / 1,150 sqft
- **The Seefin B**
3 Bedroom Mid / End Terrace Duplex
From 113 sqm / 1,213 sqft

Tully House

- **Type A**
1 Bedroom Apartment
51.5 sqm
- **Type B**
1 Bedroom Apartment
49.4 sqm
- **Type C**
1 Bedroom Apartment
46 sqm
- **Type D**
2 Bedroom Apartment
80.9 sqm
- **Type E**
2 Bedroom Apartment
71 sqm
- **Type F**
2 Bedroom Apartment
78.3 sqm



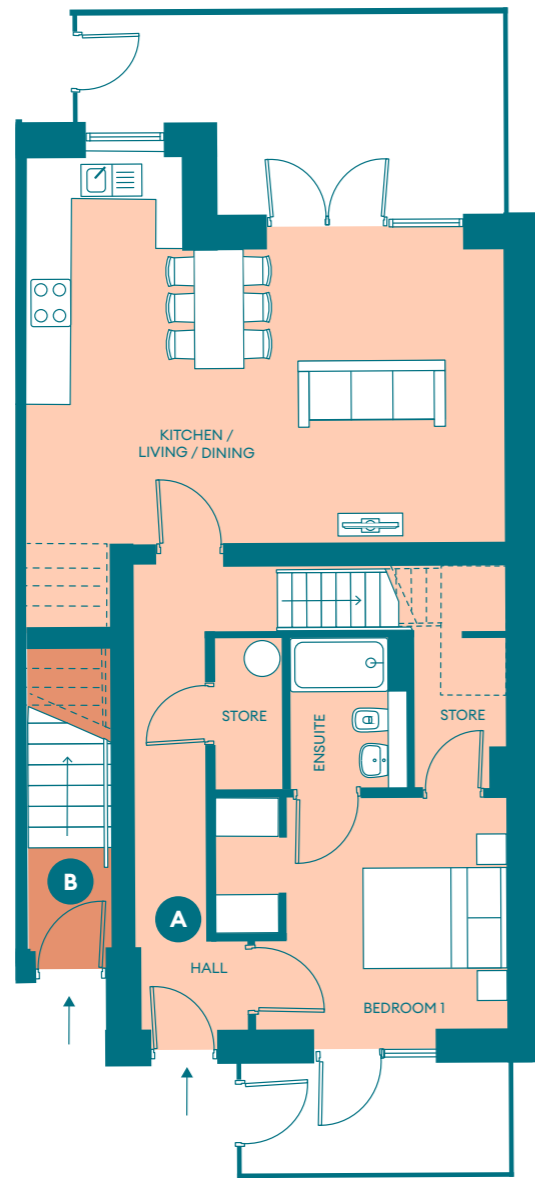


the Sugar Loaf

3 Bedroom Mid Terrace Duplex • 3 Bedroom End Terrace Duplex
From 107 sqm • 1,150 sqft

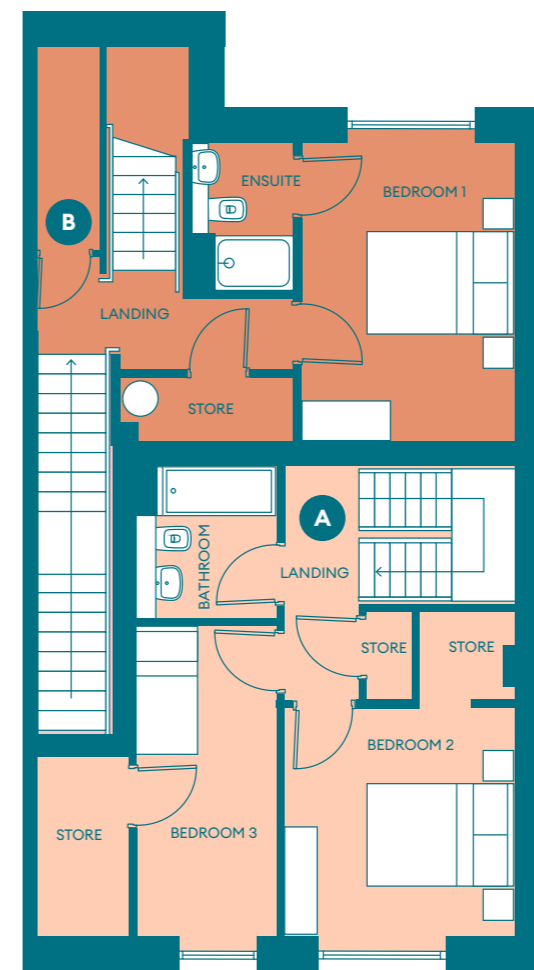
The Sugar Loaf A
No's 01,04,05,08,09,12,13 & 16

The Sugar Loaf B
No's 02,03,06,07,10,11,14 & 15



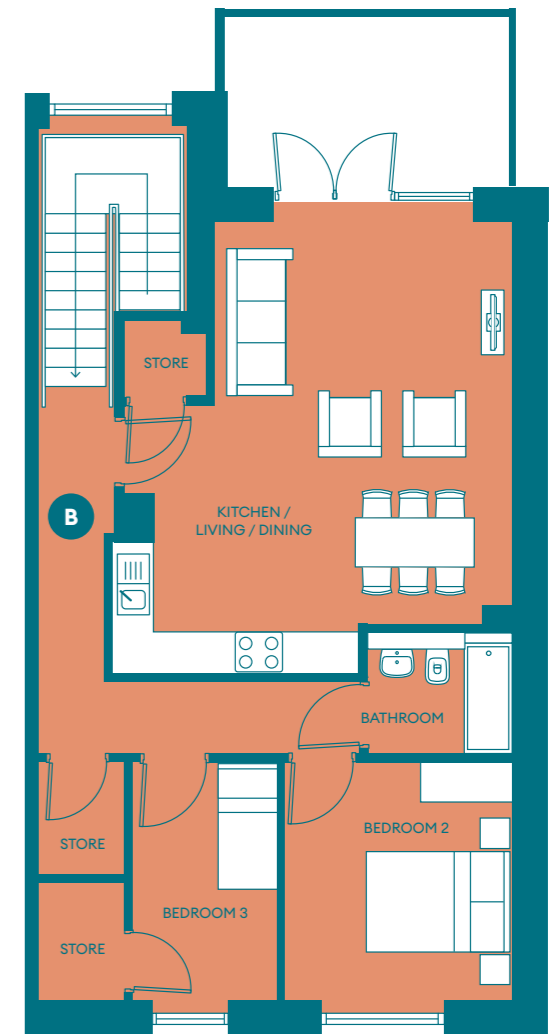
GROUND FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND VARIATIONS MAY OCCUR WITHIN EACH HOUSE TYPE. A HANDED VERSION OF THE HOUSE TYPE MAY ALSO APPLY.



FIRST FLOOR

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND VARIATIONS MAY OCCUR WITHIN EACH HOUSE TYPE. A HANDED VERSION OF THE HOUSE TYPE MAY ALSO APPLY.



SECOND FLOOR



the Seefin

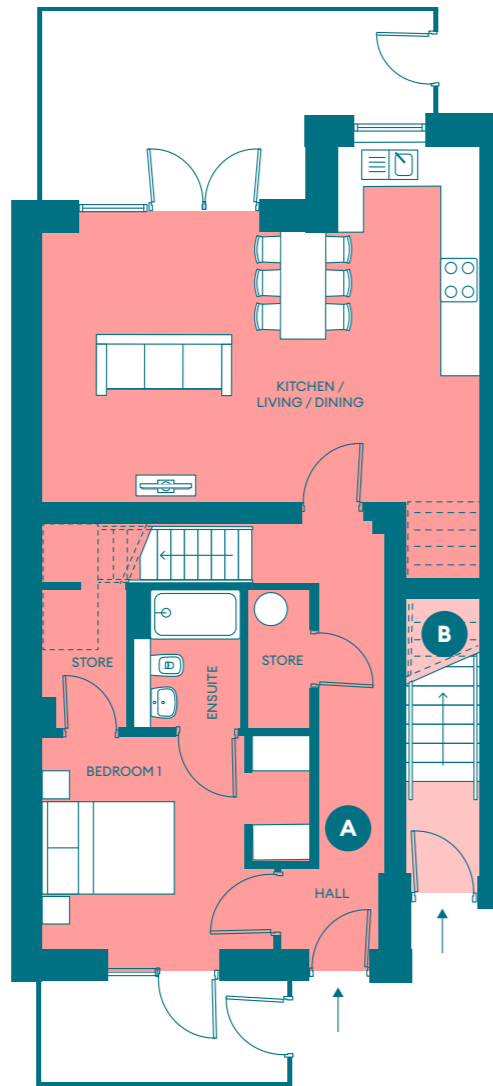
3 Bedroom Mid Terrace Duplex • 3 Bedroom End Terrace Duplex
From 107 sqm • 1,150 sqft



The Seefin A
No's 15,18,19,22,23,26,27,30,
31,34, 35 & 38

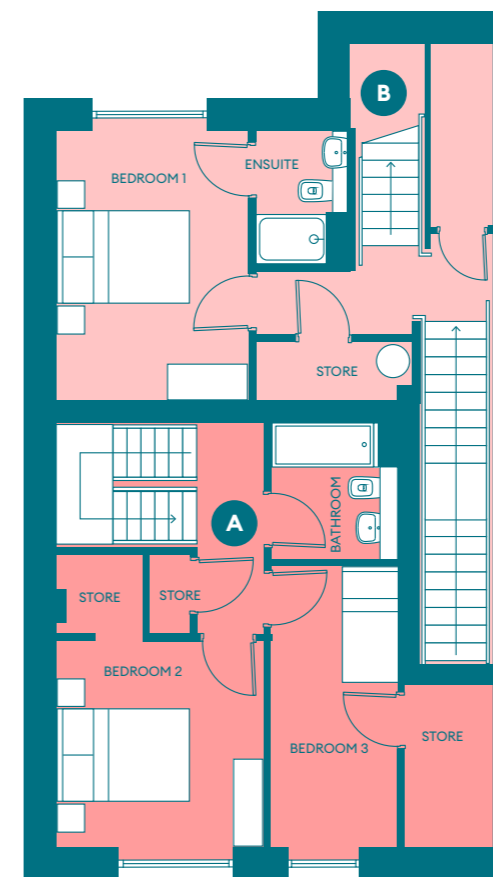


The Seefin B
No's 16,17,20,21,24,25,28,29,
32,33,36 & 37



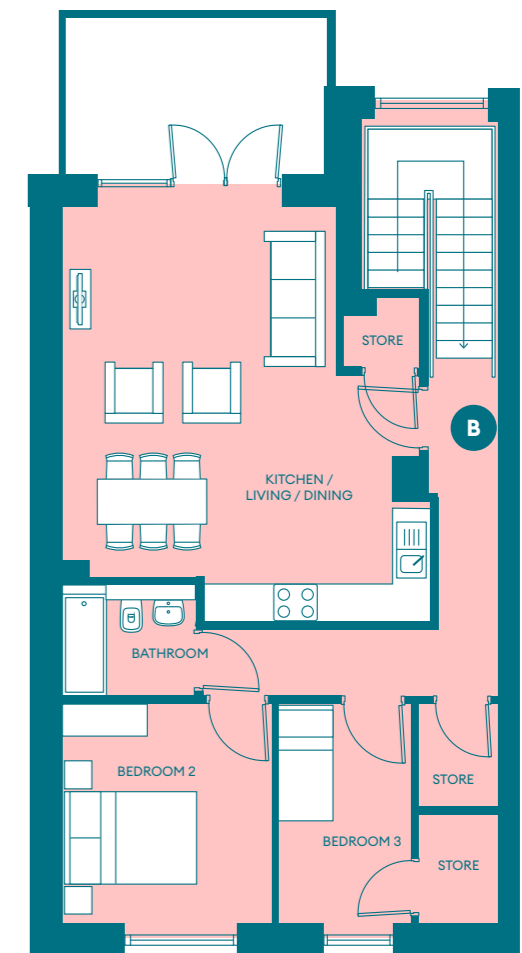
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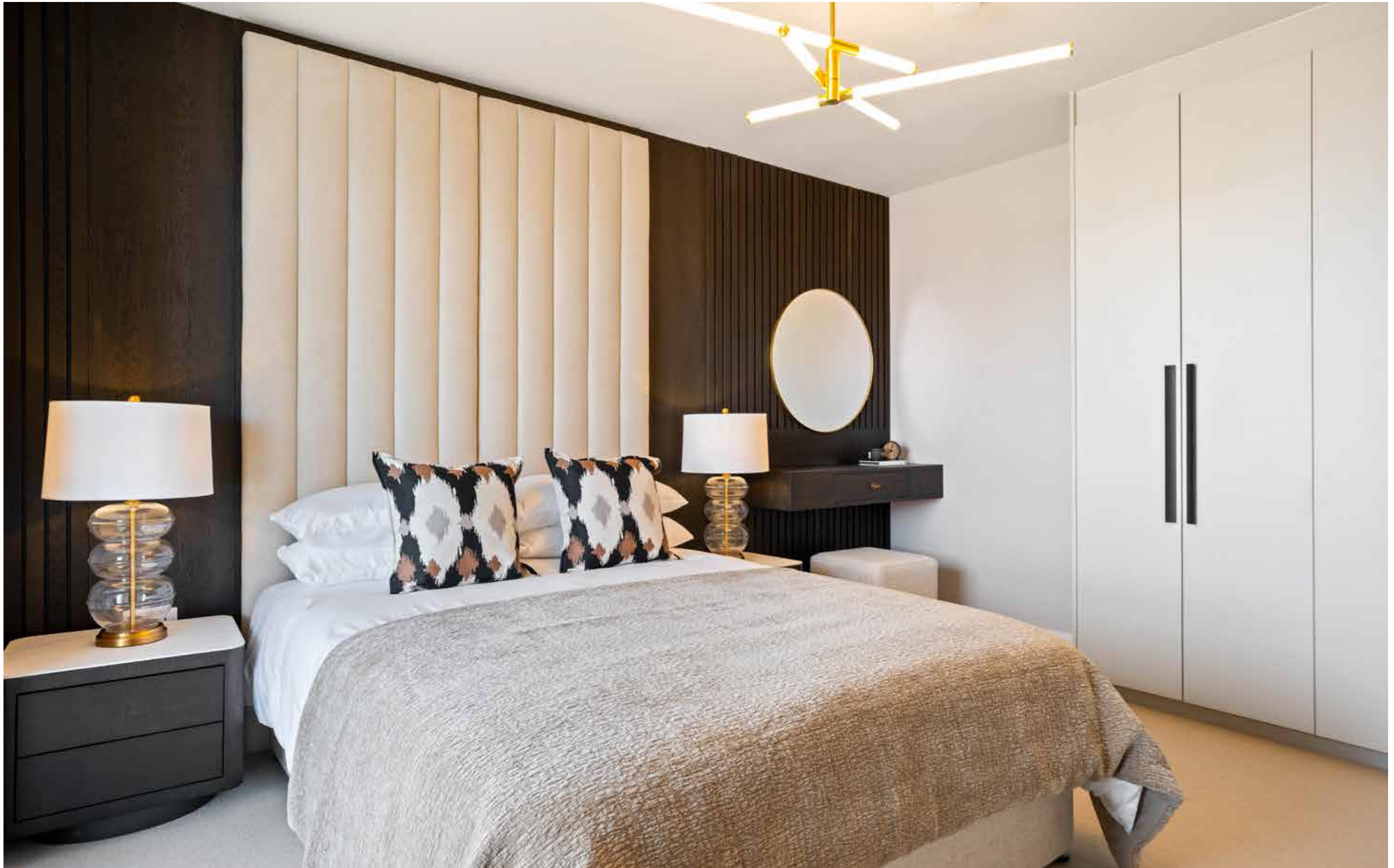
FIRST FLOOR

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SECOND FLOOR











Specifications

Energy Efficiency

- uPVC double glazed windows, dark grey exterior, white interior
- High level of roof, wall, and floor insulation
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- LED bulbs supplied throughout using up to 90% less energy than the conventional halogen bulbs
- Centralised demand controlled mechanical extraction system to ensure air quality and resident comfort
- NZEB rated homes

External Finishes

- High-quality brick and render external façade
- Dark grey concrete tile
- Low maintenance uPVC fascia, soffits
- Insulated composite front door in dark grey - Duplex Only
- Every Duplex benefits from a well designed balcony or terrace.

Internal Finishes

- All walls and ceilings plaster skimmed and painted in a neutral colour
- Contemporary doors with panelled profile and chrome ironmongery
- Contemporary painted skirtings and architraves

Kitchen

- Contemporary kitchen with Blanco Maple counter tops and under-counter lighting by Bespace

CABINET FINISHES

- Upper cabinets – Vassa Shorewood
- Lower cabinets – Super Matt Taupe mirco shaker
- Internals – Grey Linen

APPLIANCES

Subject to availability and signing of contracts within 28 days.

- Fully fitted appliances including electric oven, induction hob, extractor fan, integrated fridge freezer, integrated dishwasher.

Electrical & Heating

- Recessed lights to select areas as per showhouse
- Smoke and heat detectors fitted as standard
- USB sockets supplied as standard to bedrooms, kitchens and living areas
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- TV point within master bedroom
- All houses are wired for telecoms and media (Virgin Media, Siro Fibre Broadband)

Wardrobes

- Contemporary wardrobes with panelled detailing and curved handles by Bespace

Guarantee

- 10 year homebond guarantee

Service Charges

- Service charges are paid annually to the management company, which each owner will be a member of. Service charges will cover the maintenance of certain common areas, public lighting and refuse collection. Further information available upon request.

Bathrooms & En-suites

- All bathrooms and en-suites are fitted with Sonas high-quality sanitary ware throughout
- Full-height wall tiling around bath and shower and a splashback behind vanity
- Low-profile shower trays and shower screen
- Bath with shower mixer, shower head
- Chrome tapware
- Thermostatically controlled shower in en-suite
- Chrome heated towel rails fitted in main bath and en-suite

Cloakroom WCs

- All WCs are fitted with high-quality Sonas sanitary ware throughout supplied
- Half height wall tiling behind sink and toilet
- Chrome tapware





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Passionate About Our Communities

Community engagement is one of Evara's core values. We have worked with various voluntary and sporting groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were very proud to be an annual sponsor for Momentum Games 2025, which helped raise money for Dublin Simon Community.

1. Momentum Games 2025
2. Kilmacud Musical Society "A night of Broadway Legends"
3. Adamstown Cricket Club Women's Team
4. Malahide United Under 8s
5. Adamstown Community College GAA team
6. Lucan Sarsfields U15 Girls
7. DLR Waves Football Club



“ We are delighted as Adamstown Cricket Club's First Women's Cricket Team to be sponsored by Evara. Evara are building not only homes but a community in Adamstown and Lucan and we are delighted they have chosen to be associated with the local women and girls of the Adamstown Cricket Club. To have Evara's support and belief in our team has been a great experience and we look forward to growing our team with the new residents as the neighbourhood grows.”

Meena Baskarasubramanian, Founding Member and Women's Secretary Adamstown Cricket Club.

“ Lucan Sarsfields GAA Club is delighted to have had the support of Evara throughout this year. It has been a pleasure dealing with Evara. They are approachable, professional and motivated to give back to this Community as it continues to grow. We look forward to building on our relationship into the new year and welcoming new players to Lucan Sarsfields from the wider community that Evara has developed throughout Lucan and Adamstown.”

Colm Farrell, Chairperson Lucan Sarsfields GAA Club



Meet *the* Team

Selling Agents



PSRA No: 002183
01 667 1888

Developer



Architects

CONROY CROWE KELLY
Architects & Urban Designers

Solicitors

MCCANN FITZGERALD



DISCLAIMER: These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



 evara

